

**MEETING DATE: 3-11-21**

# **BOARD OF ZONING APPEALS**

**Z21-04**

**790 N. Court**



**CITY of MEDINA**  
**Board of Zoning Appeals**  
**March 11, 2021 Meeting**

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**Case No:** Z21-04

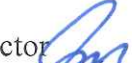
**Address:** 790 N. Court Street

**Applicant:** Jiffy Lube International, Inc.

**Subject:** Variance request from Section 1147.14(d) of the Planning and Zoning Code to permit four wall signs when only two are permitted

Variance request from Section 1147.14(d) of the Planning and Zoning Code to permit an 8.2 foot tall, 48 sqft ground sign when only a 6 foot tall, 40 sqft ground sign is permitted.

**Zoning:** C-3 General Commercial

**Submitted by:** Jonathan Mendel, Community Development Director 

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**Site Location:**

The property is located at the southeast corner of N. Court Street and Harding Street.

**Project Introduction:**

The applicant proposes four wall signs for this redeveloped site. Section 1147.14(d) only permits two wall signs (primary and secondary) and the applicant desires two more. Individually, any two of the proposed wall signs would be compliant primary and/or secondary wall signs, so the variance request is for two additional wall signs.

Additionally, the applicant proposed one 8.2 foot tall, 48 sqft foot ground sign when the maximum allowed height and area is 6 foot tall and 40 sqft foot.

The subject site will be reviewed for Site Plan approval by the Planning Commission at the March 11, 2021 meeting for the construction of the new use, building and site reconfiguration and Conditional Sign Approval for the electronic message center portion of the ground sign.

Please find attached to this report:

1. Applicant's narrative argument and sign plans received February 19, 2021
2. Aerial site photograph

**Considerations:**

Section 1107.08(b) of the Medina Planning and Zoning Code describes the responsibilities of the Board of Zoning Appeals as such: Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this chapter, the Board shall have the power, in a specific case, to interpret any such provision in harmony with its general purpose and intent so that the public health, safety, and general welfare may be secured and substantial justice done.

When a sign variance is requested, as in this case, a practical difficulty must exist. There are seven factors that the BZA should consider when evaluating whether or not a practical difficulty exists. These factors are outlined below, along with a discussion of how these factors apply to the application in question. The Board shall weigh the following factors to determine whether an area variance should be granted:

1. *Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health.*

Construction of conforming wall and ground signage will not obstruct vision of motorists.

2. *A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees, or other obstructions.*

Conforming ground signage may be blocked from the sight of northbound N. Court Street motorists due to the existing building immediately south at 760 N. Court Street.

3. *Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities.*

Conforming wall or ground signage would not require severe alteration to significant site features.

4. *A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building.*

The proposed nonconforming wall and ground signage may not be more appropriate in scale than conforming signage, because the site is relatively small and in full and clear view to eastbound, westbound and southbound traffic at this intersection of N. Court St and Harding Street/Highland Drive.

5. *The exception shall not adversely impact the character or appearance of the building, lot or the neighborhood.*

The signs at many of the single use commercial sites in the immediate vicinity have compliant wall and ground signage.

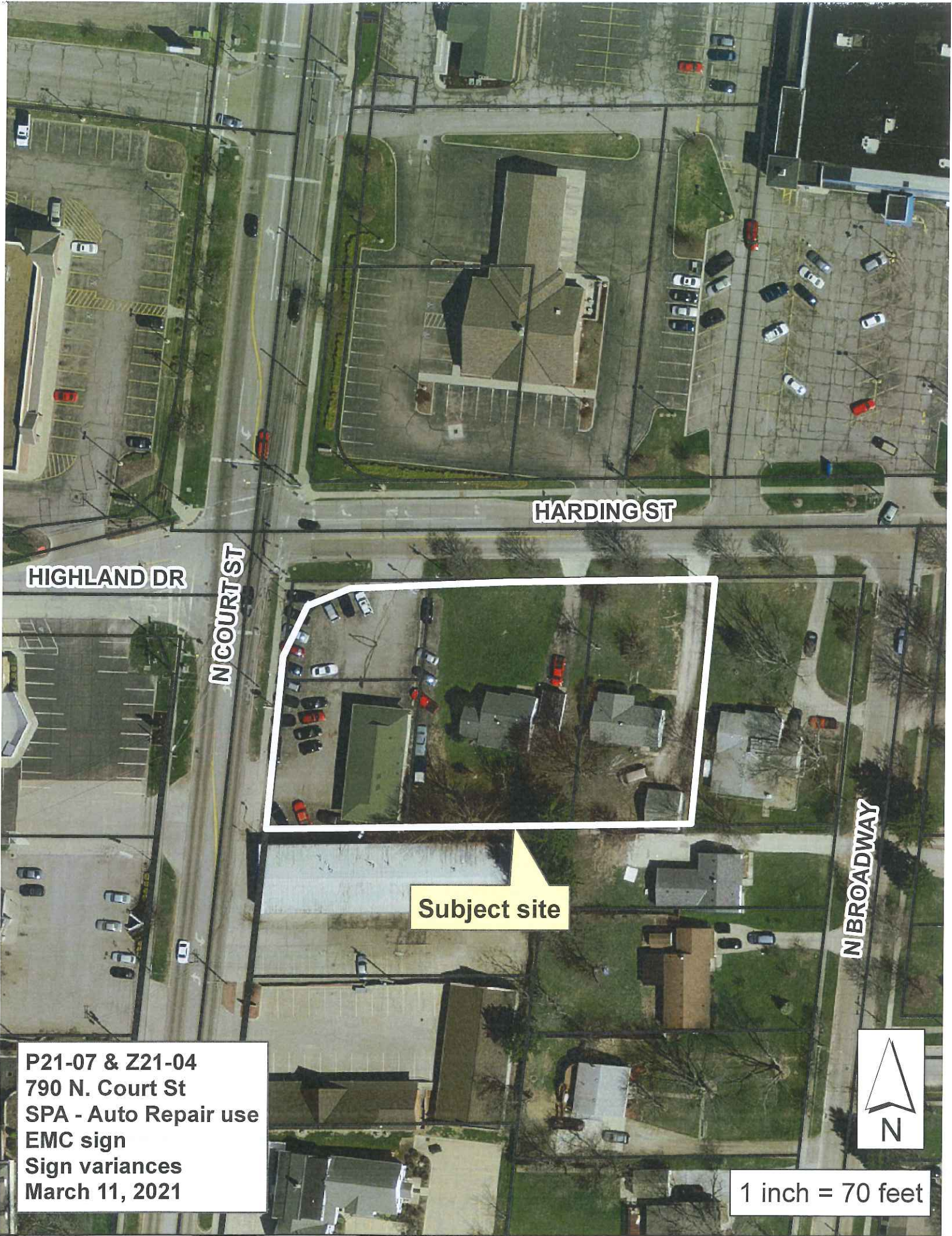
6. *The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign.*

The variance sought may not be the minimum necessary to provide visual clarity and readability of the sign as the subject site has clear and full visibility to eastbound, westbound and southbound traffic at this location.

7. *The variance will be consistent with the general spirit and intent of this Ordinance.*

Sign regulations are established in the Planning and Zoning Code to promote clarity in sign communications; to balance sign communications; to promote a harmonious relationship between sign types, sign locations and land uses; and to protect the public health, safety and welfare from the hazards resulting from indiscriminate placement.

The BZA must weigh the above seven factors for requested variances and determine if a practical difficulty exists that would merit the proposed variances from Section 1147.14(d).



HARDING ST

HIGHLAND DR

N COURT ST

N BROADWAY

Subject site

P21-07 & Z21-04  
790 N. Court St  
SPA - Auto Repair use  
EMC sign  
Sign variances  
March 11, 2021



1 inch = 70 feet

# Variance Request

## Jiffy Lube International, Inc.

City of Medina  
Planning Department

### PROJECT SUMMARY:

Jiffy Lube International, Inc. ("Jiffy Lube") intends to develop a new Jiffy Lube Multi-Care facility located at the intersection of N Court Street and Harding Street, in the City of Medina, OH. The proposed development includes consolidating three existing commercial lots, demolishing the existing commercial and residential buildings, and constructing a 3,064 SF. Jiffy Lube Multi-Care facility. The proposed parcel is in the C3 – General Commercial District, which requires Site Plan and Variance approval for the proposed automotive use and signage.

Vehicular ingress and egress will be provided along both N Court Street and Harding Street, while two-way internal drive aisles will guide customer traffic around three sides of the proposed Jiffy Lube facility. Customers and staff will use one of the nine proposed parking spaces, as needed, during service hours only. Additional parking / stacking will be accommodated behind each of the four service bay stalls. Landscape screening will be provided around the perimeter of the proposed lot to shield from daily business operations. The proposed Jiffy Lube building will be accentuated by stone masonry and brick veneer finishes, in addition to stucco cornices and brick soldier courses.

### REQUESTED VARIANCE APPROVAL(S):

#### 1. Section 1147.14 (D) Signs in Commercial and Industrial Districts.

- a. Allowed:
  - i. Total Area: 97 sf.
  - ii. Number of Signs: 2
- b. Proposed:
  - i. Total Area: 102.6 sf.
  - ii. Number of Signs: 3

#### 2. Section 1147.14 (I) Signs in Commercial and Industrial Districts.

- a. Allowed:
  - i. Height: 6'0"
  - ii. Number of Signs: 1
- b. Proposed:
  - i. Height: 8'2"
  - ii. Number of Signs: 1

### FACTORS APPLICABLE TO SIGN VARIANCES:

- 1. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety.

**Construction of conforming signs would restrict identification of the building and readability of the signs, endangering public health and/or safety.**

2. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions.

**With redevelopment of the existing site, the building has been oriented length wise along Harding Street. This orientation has largely limited building visibility from N Court Street. Combine the orientation with the building being moved street forward, we believe both street facing facades merit signs to inform vehicular traffic. The allocation of additional wall signs will help safely guide customers and allow them to make an informed brand decision. The actual wall sign area variance being requested is 5.6 sf.**

3. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities.

**Construction of a conforming sign would not require removal or severe alteration to significant features on the site.**

4. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building.

**With redevelopment of the existing site, the building has been oriented length wise along Harding Street. This orientation has largely limited building visibility from N Court Street. Combine the orientation with the building being moved street forward, we believe both street facing facades merit signs to inform vehicular traffic. The allocation of additional wall signs will help safely guide customers and allow them to make an informed brand decision. The actual wall sign area variance being requested is 5.6 sf.**

5. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood.

**The exception is consistent with the surrounding area and shall not adversely impact the character or appearance of the building or lot or the neighborhood.**

6. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or.

**The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign. The actual wall sign area variance being requested is 5.6 sf.**

7. The variance will be consistent with the general spirit and intent of this Ordinance.

**The requested variance is consistent with the general spirit and intent of the City Zoning Ordinance.**

Sincerely,

**John Sinnette**

614-519-3921

[john.sinnette@sevansolutions.com](mailto:john.sinnette@sevansolutions.com)

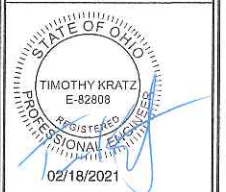
REVISIONS

| NO. | DATE       | DESCRIPTION               |
|-----|------------|---------------------------|
| 0   | 09.09.2020 | OWNER REVIEW              |
| 1   | 09.22.2020 | PRELIMINARY REVIEW        |
| 2   | 02.16.2021 | SITE PLAN & BZA SUBMITTAL |

CONSULTANT



SEAL



CUSTOMER



PROJECT DESCRIPTION

**JIFFY LUBE  
MULTI-CARE SERVICES**

PROJECT LOCATION

**790 NORTH COURT STREET  
MEDINA, OH 44212**  
(MEDINA COUNTY)

SHEET TITLE

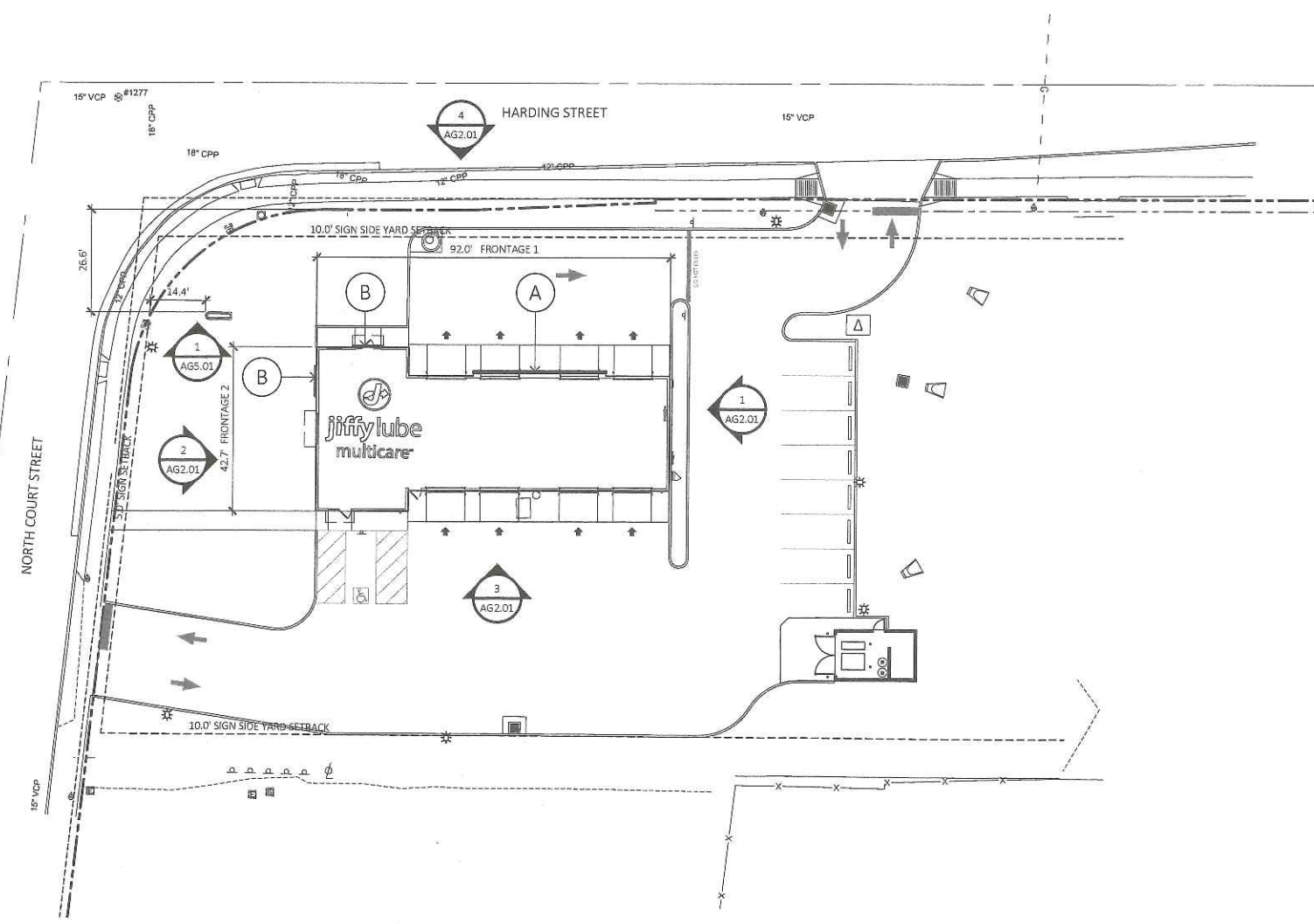
**SITE PLAN - SIGNS**

SHEET MANAGEMENT

PROJECT NO.: MEDINA, OH  
DATE: -  
CRITERIA: V2020.10-104  
PROJECT MANAGER: M. PISCO

SHEET NUMBER

**AG1.01**

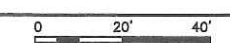


FEB 19 2021

| SIGNS:  |  |           |             |
|---|--|-----------|-------------|
| MONUMENT SIGN: ALLOWED: YES                                   |  |           |             |
| AREA:   | MAXIMUM:   | PROVIDED: | CODE:       |
| 48 S.F.   | 37 S.F. PER SIGN FACE  |           | 1147.14(b)  |
| HEIGHT:   | 6'-0"  | 5'-11"    |             |
| SETBACK:  | 5.0' FROM PROPERTY LINE                                      | 14.4'     | 1147.07 (a) |
| CHANGEABLE MESSAGE SIGN:                                      | N/A  |           | 1147.07(j)  |
| BUILDING SIGNS: ALLOWED: YES                                  |  |           |             |
| FRONT ELEVATION: (NORTH) FACES HARDING STREET                 | 1 S.F. PER LINEAR FOOT = 92 S.F. (BUILDING 92.0')            | 66 S.F.   | 1147.14(D)  |
|   | NUMBER OF SIGNS: 1   | 2 *       |             |
| RIGHT ELEVATION: (WEST) FACES NORTH COURT STREET - FRONTAGE 2 | 1 S.F. PER 4 LINEAR FEET OF BUILDING = 42.7' / 4 = 10.6 S.F. | 31 S.F. * |             |
|   | NUMBER OF SIGNS: 1   | 1         |             |
| LEFT ELEVATION: (EAST)  | 0 S.F.   | 0 S.F.    |             |
|   | NUMBER OF SIGNS: 0   | 0         |             |
| REAR ELEVATION: (SOUTH)                                       | 0 S.F.   | 0 S.F.    |             |
|   | NUMBER OF SIGNS: 0   | 0         |             |

\* VARIANCE REQUIRED  
X - SEE SHEET CS.01 FOR SIGN DETAILS

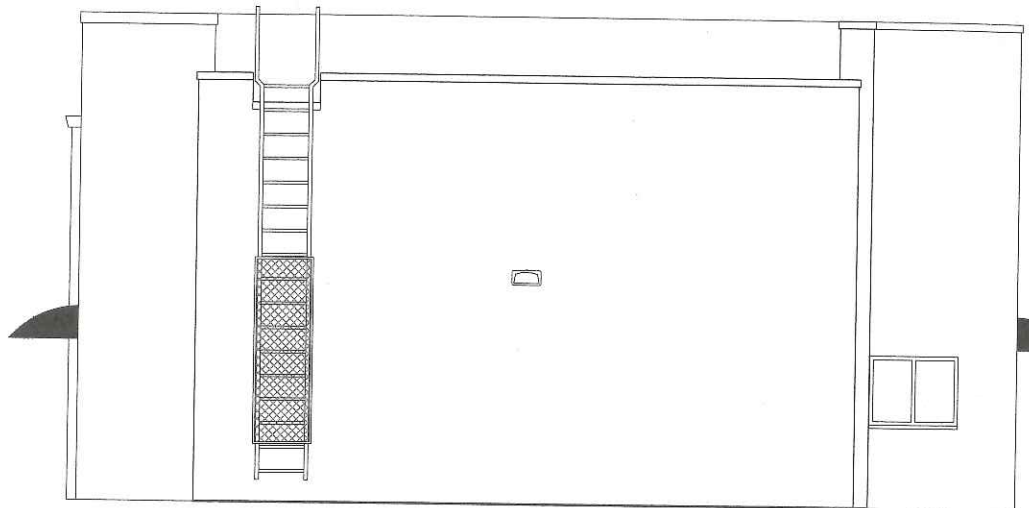
**SITE PLAN - SIGNS**  
SCALE: 1" = 20'-0"



FILE NAME: Y:\Shared\Clients\Jiffy Lube\Projects\BZA\_Medina\OH\2\_Civil\Conduct\AG1.01.dwg LAST SAVED BY: kratz, Tim SAVED DATE: 2/19/2021 8:56 AM PLOT FILE: 2/19/2021 11:59 AM



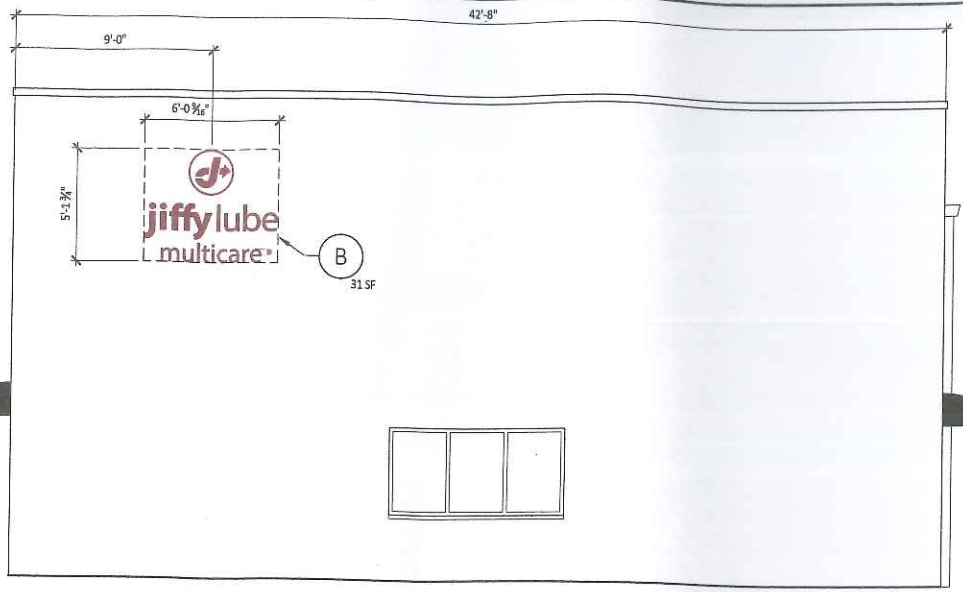
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1 LEFT SIDE ELEVATION (EAST) - EXTERIOR GRAPHICS

AG2.01

SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION (WEST) - EXTERIOR GRAPHICS

AG2.01

SCALE: 1/4" = 1'-0"

ELEVATION AREA: 42.6/4-10.6 S.F.  
PROPOSED SIGN AREA: 31 S.F.



3 REAR ELEVATION (SOUTH) - EXTERIOR GRAPHICS

AG2.01

SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION (NORTH) - EXTERIOR GRAPHICS

AG2.01

SCALE: 1/4" = 1'-0"

ELEVATION AREA: 92'-0" L.F. = 92.0 S.F.  
PROPOSED SIGN AREA: 66 S.F.

JLM LOGO = 28 S.F.

PZ LOGO = 7 S.F.

- 1. FIREWORKS RED SW 6867
- 2. COLONIAL REVIVAL SW 2827
- 3. PURE WHITE SW 7005
- 4. CARMINE RED SW 2905

CONSULTANT

SEAL



CUSTOMER



PROJECT DESCRIPTION

**JIFFY LUBE  
MULTI-CARE SERVICES**

PROJECT LOCATION

**790 NORTH COURT STREET  
MEDINA, OH 44212**  
(MEDINA COUNTY)

SHEET TITLE

**SIGN ELEVATIONS**

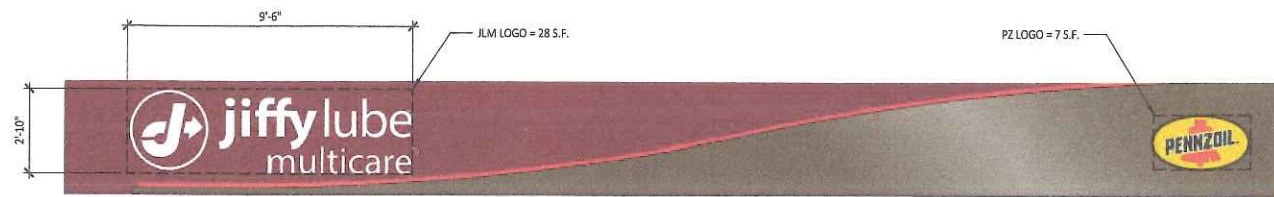
SHEET MANAGEMENT

|                  |             |
|------------------|-------------|
| PROJECT NO.:     | MEDINA, OH  |
| DATE:            |             |
| CRITERIA:        | V2020.10-1M |
| PROJECT MANAGER: | M. PSKO     |

SHEET NUMBER

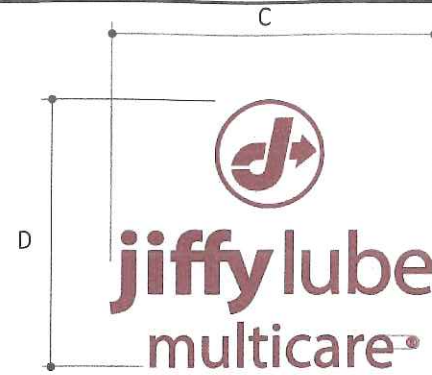
**AG2.01**

**JIFFY LUBE MULTICARE SIGN TY.**



**Jiffy Lube Multicare Fascia**

| FASCIA SIZES                         | Length (D) | JLM Logo SF | PZ Logo SF |
|--------------------------------------|------------|-------------|------------|
| <b>Front Street Facing Elevation</b> |            |             |            |
| Jiffy Lube FF 48 (6")                | 34'-8"     | 28          | 7          |



**Jiffy Lube Multicare - Vertical Channel Letters**

| TYPE          | C          | D         | SQ. FT. |
|---------------|------------|-----------|---------|
| JLM-CL-R-S-25 | 6'-0 9/16" | 5'-1 3/4" | 31      |

- 1. FIREWORKS RED SW 6867
- 2. COLONIAL REVIVAL SW 2827
- 3. PURE WHITE SW 7005
- 4. CARMINE RED SW 2905

**G SIGN COLORS**

**sevan**  
ENGINEERING, P.C.

Regional Office:  
37704 Hills Tech Drive  
Farmington Hills, MI 48331  
734.967.4445 Telephone

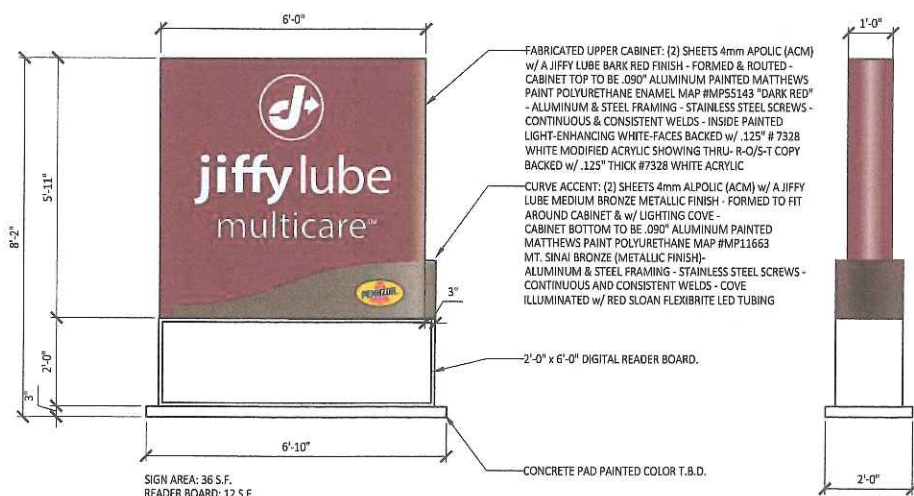
Corporate Office:  
3025 Highland Parkway, Suite 850  
Downers Grove, IL 60515  
info@sevanengineering.com www.sevanengineering.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

**REVISIONS**

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**A FASCIA PANEL**



**1 MONUMENT SIGN**

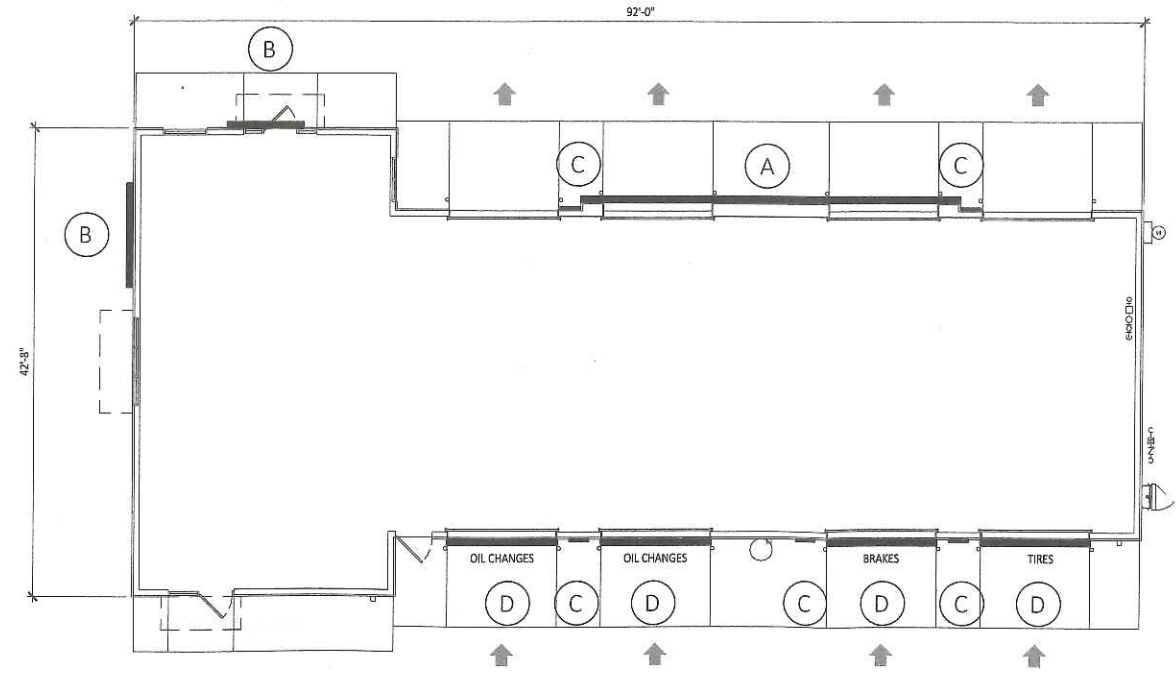
**SAFETY/SERVICE SIGNS**



**C ENTRY/EXIT SAFETY SIGN**

**D BAY PANELS WITH DIRECTIONAL TEXT**

**B JIFFY LUBE MULTICARE - VERTICAL CHANNEL LETTERS**



**SIGN KEY PLAN**  
SCALE: 1/8" = 1'-0"

**CONSULTANT**

**SEAL**

STATE OF OHIO  
TIMOTHY KRATZ  
E-82808  
REGISTERED PROFESSIONAL ENGINEER  
02/18/2021

**CUSTOMER**

Jiffy Lube

**PROJECT DESCRIPTION**

**JIFFY LUBE MULTI-CARE SERVICES**

**PROJECT LOCATION**

790 NORTH COURT STREET  
MEDINA, OH 44212  
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**SHEET TITLE**

**SIGN DETAILS**

**SHEET MANAGEMENT**

PROJECT NO.: MEDINA, OH  
DATE:  
CRITERIA: V2020.10-13X  
PROJECT MANAGER: M. PISKO

**SHEET NUMBER**

**AG5.01**

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